



Apartment 3 Royal Baths II, Montpellier Road, Harrogate, HG1 2EG

£500,000

Apartment 3 Royal Baths II, Montpellier Road, Harrogate, HG12EG

A luxurious and very spacious three-bedroomed ground-floor apartment forming part of this exclusive development by David Wilson Homes, situated in the heart of Harrogate.

This superb apartment offers very well-appointed accommodation with top quality fittings and the benefit of balconies.

Royal Baths II is an exclusive development of luxury apartments within the Montpellier district of Harrogate, convenient for all of the varied amenities of the town. The apartment also has the benefit of an allocated parking space in a secure underground car park. An internal inspection of this luxurious, light and spacious apartment is strongly recommended.





GROUND FLOOR

Security-controlled entrance door with video phone gives access to -

WELL-APPOINTED COMMUNAL ENTRANCE HALL

With passenger lift to the upper floors.

Private front door leads to -

RECEPTION HALL

With electric heater, wood flooring and storage cupboard.

LIVING / DINING ROOM

An impressive open-plan reception room with oak flooring, electric heaters and glazed double doors leading to a private **BALCONY**.

KITCHEN

With range of wall and base units and granite work surfaces. Four-ring electric hob with extractor hood above. Integrated appliances include electric oven, microwave oven, dishwasher, washing machine and fridge / freezer.

BEDROOM 1

A double bedroom with fitted wardrobes, electric heater and glazed double doors leading to a **BALCONY**.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, washbasin and shower cubicle. Chrome heated towel rail. Tiling to walls and floor.

BEDROOM 2

A double bedroom with fitted wardrobes, electric heater and glazed double doors leading to a private patio area.

BEDROOM 3

A double bedroom with electric heating and glazed double doors leading to a private patio area.

HOUSE BATHROOM

Modern white suite comprising low-flush WC, washbasin and bath with shower above. Chrome heated towel rail. Tiling to walls and floor.

OUTSIDE

The subject apartment has the benefit of an allocated parking space in the secure underground car park. The development stands in its own grounds with private gardens for the mutual benefit of all the residents. There is a patio area which is accessed directly from the apartment, plus a private balcony to the front.

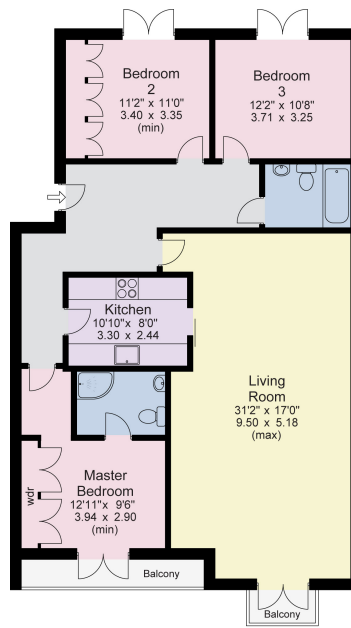
SERVICES

All mains services are connected to the property with the exception of gas.

TENURE

Long Leasehold, having a long lease of over 1,000 years. This apartment has a peppercorn ground rent. This years service charge is understood to be £5192.29 per annum (£432 per month) annum to cover buildings insurance, communal cleaning, lighting and gardening etc. Subletting/renting is permitted. No pets - without permission of management company. No short terms lets allowed in the building.

Council Tax Band - F



Approx Gross Floor Area = 1332 Sq. Feet
 = 123.47 Sq. Metres

Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
73	81	69	69

Best energy efficient - lower running costs
 Best environmentally friendly - lower CO₂ emissions
 Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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